

STATE MS. - DESOTO CO.  
FILED

Prepared By and

Return To: William F. Hagan  
Post Office Box 679  
Hernando, MS. 38632  
(601) 429-9048

MAY 5 4 30 PM '95

VIRGIL P. HOLDEN, ET UX,

Grantors

TO

KENNITH W. WINBORN,

Grantee

BK 285 PG 105  
W.E. DAVIS CH. CLK.

WARRANTY DEED By: m. Taylor W.C.

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, VIRGIL P. HOLDEN and wife, REBA C. HOLDEN, do hereby grant, bargain, sell, convey, and warrant to KENNITH W. WINBORN, an unmarried person, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 152, Woodland Lake Subdivision in Sections 18 and 19, Township 3, Range 9 West, as shown on recorded plat of said subdivision in Plat Book 1, Pages 51A, 15B, and 15C, in the office of the Chancery Clerk of DeSoto County, Mississippi, reference to said plat being made for a more particular description of said lot.

Also a proportionate part of the Lake known as Woodland Lake and a proportionate part of the dam site.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 1, Pages 15A, 15B, and 15C, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1995, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1995.

Taxes for the year 1995 are being pro-rated on an estimated basis to the date of this Deed as part of this closing. Taxes for 1995 and all subsequent years are to be the responsibility of Grantee, his heirs and/or assigns.

Possession of the above described property shall be delivered to Grantee upon delivery of this Deed.

Witness our signatures, this the 3<sup>rd</sup> day of May, 1995.

*Virgil P. Holden*  
VIRGIL P. HOLDEN

*Reba C. Holden*  
REBA C. HOLDEN

Mr. and Mrs. V. P. Holden  
c/o The Holiday Inn  
700 Valley Drive  
Perry, GA. 31069  
Home: (912) 987-3313  
Work: (912) 987-3313

Mr. Kenneth W. Winborn  
3050 Spruce Drive  
Hernando, MS. 38632  
Home: (601) 429-4741  
Work: (901) 386-5688

STATE OF GEORGIA  
COUNTY OF Houston

This day personally appeared before me, the undersigned authority in and for said County and State, the within named VIRGIL P. HOLDEN and wife, REBA C. HOLDEN, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

3<sup>rd</sup> Given under my hand and official seal of office, this the day of May, 1995.

*Charlette L. Fluellen*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notary Public, Houston County, Georgia  
My Commission Expires January 5, 1999

